UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY		
Caption in Compliance with D.N.J. LBR 9004-1(b)		
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In Re:	Case No.:	23-11113
Eugene Finnegan and Sharon Finnegan	Haaring Datas	8/7/23
	Hearing Date:	0/1/23
	Chapter:	13
	Judge:	CMG
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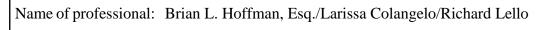
ORDER AUTHORIZING SALE OF REAL PROPERTY

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Recommended Local Form:	\boxtimes	Followed	Ш	Modified

The relief set forth on the following pages numbered two (2) and three (3), is **ORDERED**.

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	After review of the Debtor's motion for authorization to sell the real property commonly
kı	wn as, New Jersey (the Rea
Pı	erty).
IJ	S hereby ORDERED as follows:
	The Debtor is authorized to sell the Real Property on the terms and conditions of the contract all pursuant to 11 U.S.C. §§ 363(b) and 1303.
	The proceeds of sale must be used to satisfy the liens on the real property unless the liens are rwise avoided by court order. Until such satisfaction the real property is not free and clear or
lie	
3.	In accordance with D.N.J. LBR 6004-5, the <i>Notice of Proposed Private Sale</i> included a



Amount to be paid: \$2,500/2% + \$150/2% - \$150

following professional(s) may be paid at closing.

Services rendered: Representation as real estate attorney for transaction/Real Estate Agent

request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the

for Sellers/Real Estate Agent for buyers

 \mathbf{OR} : \square Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

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5. The amount of \$ 55,800 claimed as exempt may be paid to the Debtor.
6. The \square balance of proceeds or the \boxtimes balance due on the debtor's Chapter 13 Plan must be
paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. \square The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions: